



4 Home Farm Close

Portland, DT5 2FD



Offers In Excess Of
£330,000 Freehold



Home Farm Close

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- Modern Build
- Allocated Parking
- Juliet Balcony from Primary Bedroom
- Generously Sized Garden with Artificial Grass
- Ensuite to Primary Bedroom
- Sizeable Accommodation
- Cloakroom
- Ample Storage





This immaculately presented, five year old, three bedroom mid terraced house offers the perfect blend of modern elegance and comfortable living. Nestled in the peaceful cul de sac of Home Farm Close, this property would make an ideal family home.

Accommodation;



The front door leads through to a spacious and welcoming entrance vestibule with storage cupboard and doors to cloakroom and kitchen.

The heart of this home is the stunning kitchen featuring sleek grey



shaker-style units and a beautiful oak effect countertop. Designed for both style and functionality, this kitchen is equipped with integrated appliances that not only maximize space but also maintain the sleek and uncluttered appearance.

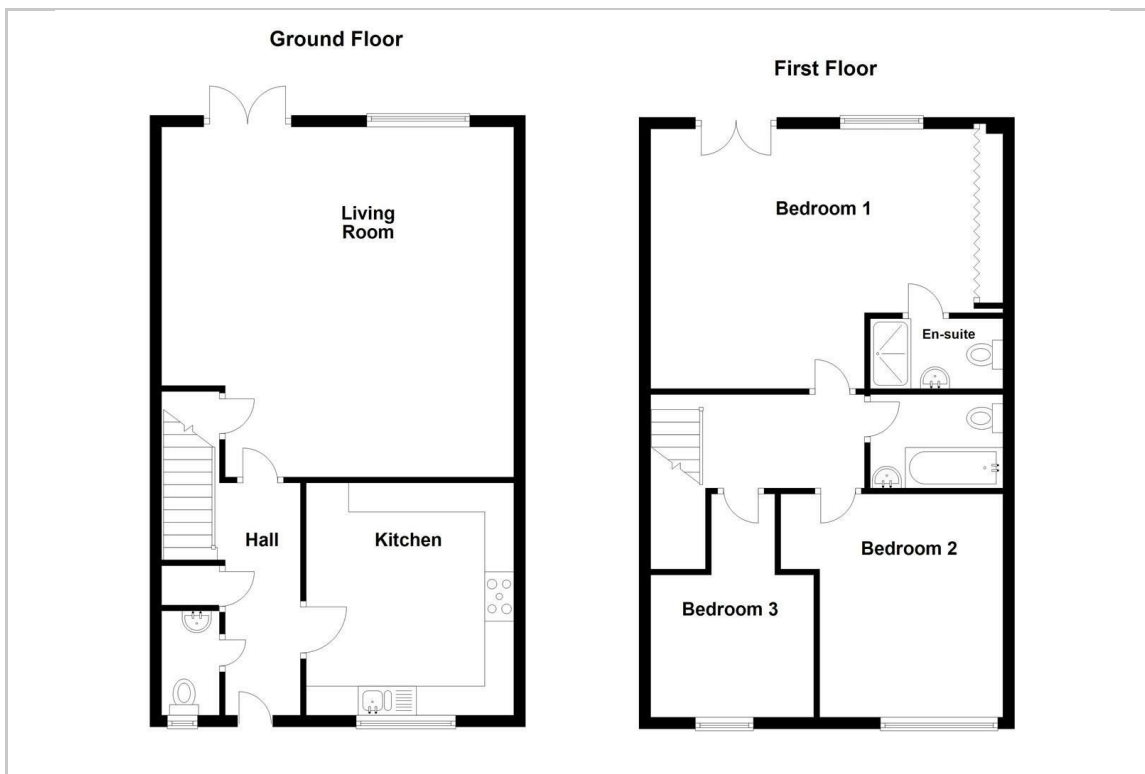
A light and airy well proportioned living area with ample space for furniture enjoys the convenience of patio doors leading to the garden, this room offers the perfect blend of relaxation and connection to the outdoors.

To the first floor are three double bedrooms and a family bathroom. The primary bedroom occupies the rear of the property This sunny sanctuary boasts a Juliette balcony, flooding the room with natural light and offering scenic views. A generously sized built-in wardrobe featuring mirrored doors and an ensuite shower room completes this tranquil space.



Two further generously sized double bedrooms offer ample space for rest and relaxation with a contemporary family bathroom completing the first floor.

To the rear is a low maintenance garden, surrounded by a durable feather edge fence for added privacy. The artificial grass, offers year-round greenery without the need for constant upkeep.



Lounge
21'3" x 19'8" (6.5 x 6)

Kitchen
13'1" x 13'1" (4 x 4)

Bedroom One
18'0" x 13'1" (5.5 x 4)

Bedroom Two
11'1" x 10'5" (3.4 x 3.2)

Bedroom Three
11'9" x 9'2" (3.6 x 2.8)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 95 |
| (81-91) B | | 86 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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